

PLANNING AND ZONING
October 20, 2010

A meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Council Chambers of the Trumbull Town Hall on Wednesday, October 20, 2010.

Attendance: Gary Bean, Chairman
Anthony Chory, Christopher Costa, Arlyne Fox and alternates
Steven Mahlstedt and Don Scinto

Also Present: Bill Levin, Town Planner; Robert Nicola, Town Attorney and
Stephen Savarese, Town Engineer

The following is a brief summary of the meeting. The complete record is on tape on file in the office of the Planning and Zoning Commission.

Prior to the Public Hearing, at 6:45 p.m., a pre-application presentation was held concerning a proposal to establish a medical office building at 17 Church Hill Road.

Attorney John Fallon conducted the presentation on behalf of the property owner, Dr. Robert Patrignelli.

Dr. Patrignelli proposes to relocate his practice to this site, which lies within an existing professional overlay zone. The existing bank building would be demolished and a two story structure, one floor being leased to a second medical practice, constructed basically within the same footprint. Attorney Fallon stressed that the existing building has never been a residence and was always utilized commercially. He commented that medical offices are a permitted use within this zone and are in character with other professional uses in this area.

Joseph Mingoello, Mingoello and Hayes Architects with offices in Shelton, provided a detailed overview of the architectural plans. The rendering indicated the building design to be residential in appearance and approximately 6,000 sq. ft in area. The main entrance and parking area are to be located in the rear. Eleven additional parking spaces would be added with the entire parking area shielded with extensive landscaping.

The significant increase to the existing scale was questioned. Attorney Fallon noted that the proposed plan complies with size requirements and would be in harmony with the neighborhood. Commissioner Fox inquired as to the possibility of lowering the height of the second story. Mr. Mingoello indicated that it would be looked into.

Upon inquiry, Dr. Patrignelli indicated that he had no plans to expand the office space beyond the two medical practices.

The Commission advised the property owner to be sensitive to the surrounding residential neighbors and to make certain that their concerns are addressed prior to the filing of a formal application.

PUBLIC HEARING

At this point, Commissioner Costa and Attorney Robert Nicola joined the meeting.

A quorum being present, the Chairperson opened the Public Hearing at 7:30 p.m.

Application #10-35 – Cellco Partnership d/b/a Verizon Wireless, 180 Hawley Lane

Pursuant to Art. XII, Special Permit to replace six wireless antennas and add three new antennas to an existing rooftop wireless telecommunications facility.

Attorney Kenneth C. Baldwin, of Robinson & Cole, represented the applicant. The original wireless telecommunications facility, which is located on the roof of the Marriott Hotel, was established in 1996. In an effort to enhance its wireless network in the Trumbull area, the applicant proposes to replace six of the cellular antennas with newer models and install an additional three antennas, increasing the total number to fifteen. All antennas would maintain the current height and be situated within the present location.

Upon inquiry, the Town Planner indicated that the proposal would create no visual impact and that no planning issues were apparent.

Application #10-36 – Old Mine Associates, LLC; 80, 90 Monroe Turnpike

Pursuant to Art. II, Sec. 3.1, Special Permit modification to construct overhang with drive-up window and redesign parking area.

Attorney Tom Welch presented the amended site plan pertaining to the previously approved retail building located at the end of the Home Depot complex.

The revisions included a covered drive-through lane, a permitted accessory use, and reconfiguration of the parking area. The submitted plans indicated one parking space would be eliminated, as a result of the drive-through construction. The parking area in front of Home Depot will also be redrawn to meet State handicapped parking requirements. A net total of five parking spaces to be eliminated; lowering the number of on site spaces to 601, remaining in compliance with zoning requirements.

The Town Planner indicated that no planning issues have been identified.

A letter from David S. Bjorklund Jr., the project engineer, requesting a continuance of the hearing for Application #10-37 (Quarry Road Lot 2, LLC c/o R.D. Scinto, Inc., 100 Quarry Road), was read for the record. Application #10-37 continued to November 17, 2010.

At this point, the Chairman informed that in the absence of Commissioner Garrity, alternate Don Scinto would be seated as the fifth voting member for tonight's meeting.

The following applications were then reviewed and the Commission took action as follows:

Application #10-35 – Cellco Partnership d/b/a Verizon Wireless, 180 Hawley Lane

MOTION MADE (Costa), seconded (Scinto) and unanimously carried (Bean, Chory, Costa, Fox, Scinto) to approve Application #10-35, as presented and plans submitted.

Application #10-36 – Old Mine Associates, LLC, 80, 90 Monroe Turnpike

MOTION MADE (Fox), seconded (Costa) and unanimously carried (Bean, Chory, Costa, Fox, Scinto), to approve Application #10-36, as presented and plans submitted.

Approval of Minutes

MOTION MADE (Fox), seconded (Costa) and unanimously carried (Bean, Chory, Costa, Fox, Scinto) to accept the minutes of the September 15, 2010 regular meeting, as recorded.

The Public Hearing then resumed.

Application #10-33 – City of Bridgeport, Fairchild Memorial Park and Road

Pursuant to Art. II, Sec. 1.3.4 and Art. XV, Special Permit to construct a multi-magnet high school.

Application #10-34 – City of Bridgeport, Fairchild Memorial Park and Road

Pursuant to Art. IX and Art. XV, Special Permit for excavation, removal, regrading and refilling of earthen material in conjunction with construction of a multi-magnet high school.

Application #10-38 – Amending Art. II, Sec. 1.1.4.4, 1.2.4.4 and 1.3.4.4, of the Zoning Regulations of the Town of Trumbull to permit limited design flexibility regarding

building height, signs and parking spaces for non-profit schools on sites of 25 acres or more. Petitioner: City of Bridgeport.

The Chairman announced that as Applications #10-33, #10-34 and #10-38 are interrelated they would be heard concurrently.

Attorney Robert Berchem presented a detailed overview of the proposed project.

Proposed is a regional multi-magnet high school for 1,500 students on approximately 35 acres of land within Fairchild Memorial Park, which will be purchased by the City of Bridgeport from the State of Connecticut. It was noted that the school is a permitted use within a residential zone, subject to site plan and special permit approval.

The proposal has received approval from both the Inland Wetlands and Watercourses Commission and the U.S. Army corps of Engineers. Additionally, the DEP has also consented to the proposed construction.

Attorney Berchem described the property as being underutilized and not maintained. As part of the City's application, the 35 acres designated for the school, along with the 16 acres being retained by the State for public use, would be cleaned up and improved.

Dual access from Quarry Road and Old Town Road will be provided. The school was described as a state of the art facility consisting of three magnets relating to information technology; physical sciences, mathematics and aerospace; and applied biology and zoological studies. Seventy percent of the students would come from the host city of Bridgeport, with the remaining spaces reserved for students from the surrounding towns of Easton, Fairfield, Monroe, Milford, Redding, Shelton, Stratford and Trumbull.

In 1922 the property was bequeathed, for park use, by the Fairchild and Wheeler families. Due to the property's deterioration, the heirs have indicated support for the proposed conversion from park to school use.

The following exhibits were submitted by Attorney Berchem: Copy of a perpetual Conservation Easement granted to the Town of Trumbull over certain portions of the property; copy of a letter of support from the Trumbull Conservation Commission and applicant's reply; copy of approval letter from IWWC of the Town of Trumbull; copy of letter dated October 19, 2010 from Joseph Solemene, Asst. W.P.C.A. Administrator for the Town of Trumbull; copy of letter dated April 8, 2010 from Mayor of Bridgeport Bill Finch to First Selectman Herbst; copy of letter, dated October 8, 2010 from Douglas Holcomb of the GBT; copy of letters of support from Daniel F. Wheeler, III and Joan Wheeler DuPont; two letters of support dated October 17, 2005 and October 18, 2010 from Ralph Iassogna, Superintendent of Trumbull Public Schools; copy of report prepared by Peter A. Vimini, of Vimini Associates Real Estate Services, summary of

submitted applications; synopsis of Site Plan Changes and a list of benefits associated with the proposed project.

John Ramos, Superintendent of Bridgeport Public Schools, and Clair Gold provided detailed information as to the school's academic concepts and curriculum. Upon inquiry, Ms. Gold indicated that no outside athletic facilities are proposed. No financial responsibility to the Town of Trumbull was indicated. Adequate State student funding was already in place, including transportation subsidies.

Mayor for the City of Bridgeport, Bill Finch, advised that the proposed site was the most feasible location due to its accessibility for all the surrounding communities and its proximity to participating educational facilities such as Beardsley Park. Mayor Finch also provided details on the environmental friendly aspects of the campus, which would include green roofs, rain gardens, and wind turbines.

Anne Philips, Bridgeport P&Z and Chair of the Greater Bridgeport Regional Planning Agency spoke in support of the concept. Ms. Philips articulated the financial benefits that derive from a regional school and the advantages of a diversified student body.

Bruce Kellogg and John Laposta of JCJ Architects out of Hartford provided an extensive overview of the architectural plans. The submitted plans showed approximately 208,585 sq. ft. of floor area. Site disturbance has been greatly minimized by locating the main parking area under the building. Building coverage was indicated to be below permitted maximums. A packet of pictorial renderings of the proposed structure and site area was submitted. Clarification of the proposed text amendments relative to signage, parking and building height was also provided.

Michael Galante of Frederick P. Clark Associates was tonight's final presenter. Mr. Galante presented and reviewed the traffic report which addressed the project's impact in relationship to the surrounding area. Traffic volume counts were conducted during both the weekday morning and weekday mid-afternoon peak time of school traffic activity. There were two proposed access drives one coming off of Quarry Road and an additional drive originating from Old Town Road. School bus access to and from the campus was identified as coming off of Old Town Road. Upon inquiry, Mr. Galante indicated that it would be possible to move the bus access to Quarry Road.

The report concluded that the additional traffic generated by the Magnet High School could be accommodated on the local roads. However, a stop sign was recommended for the intersection of Sylvan Avenue and the northerly intersection with Old Town Road. Mr. Galante indicated that this recommendation would apply regardless of the Magnet School.

Due to the late hour, the Chairman suggested and the applicant consented, to continue the Public Hearing for Applications #10-33, #10-34 and #10-38 to a Special Meeting to be held on Tuesday, November 9, 2010 at 7:00 p.m. in the Trumbull Town Hall.

A motion to adjourn was then called for.

MOTION MADE (Chory), seconded (Fox) and unanimously carried (Bean, Chory, Costa, Fox, Scinto) to adjourn. The October 20, 2010 meeting of the Planning and Zoning Commission adjourned at 11:10 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Planning and Zoning Commission